

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 23 London Bridge Road, Portsea VIC 3944

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,000,000

Median sale price

Median price \$2,500,000 Property type House Suburb Portsea VIC 3944

Period - From 01/03/2020 to 28/02/2021 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 London Bridge Road, Portsea VIC 3944	\$3,400,000	31/01/2021
25 London Bridge Road, Portsea VIC 3944	\$2,450,000	23/02/2021
24 Blair Road, Portsea VIC 3944	\$3,000,000	16/03/2021

This Statement of Information was prepared on: 28/05/2021